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716 Upshur St NW

Board of Zoning Adjustment Exhibits

04 May 2018

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Board of Zoning Adjustment
District of Columbia
CASE NO.19804
EXHIBIT NO.8

DCOZ OFFICIAL Zoning Map

Address: 716 Upshur St NW

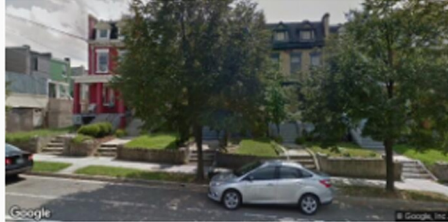
Resources Measure Layers Basemaps Print Help

Buffer Full Report Set as Home

Location

Square, Suffix, Lot
3135 0091
[Tax Record](#)
 Premises Address
716 UPSHUR STREET NW
 Owner Name
LYTLE H QUICK SR
 Owner Address
**716 UPSHUR ST NW
 WASHINGTON DC20011-7936**

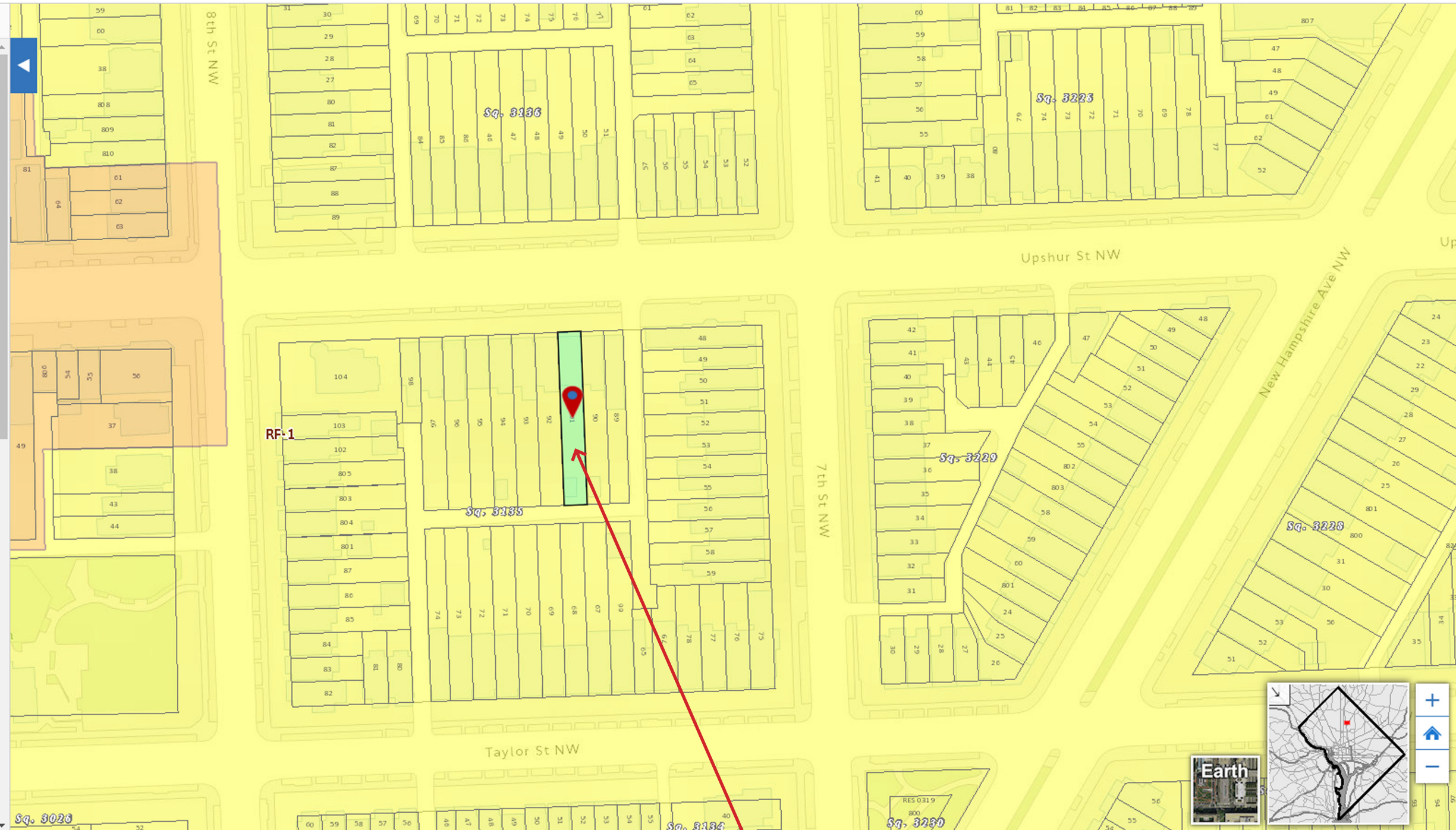
Imagery



[View Perspective Imagery](#)
[Google Maps](#)
[Bing Maps](#)

Zoning

Planned Unit Development
None
 Zone District
RF-1
 Campus Plan
None
 Historical Landmark
None
 Historical District
None
 Downtown Subarea
None
 Credit Trade Area



subject property

ZONING SUMMARY

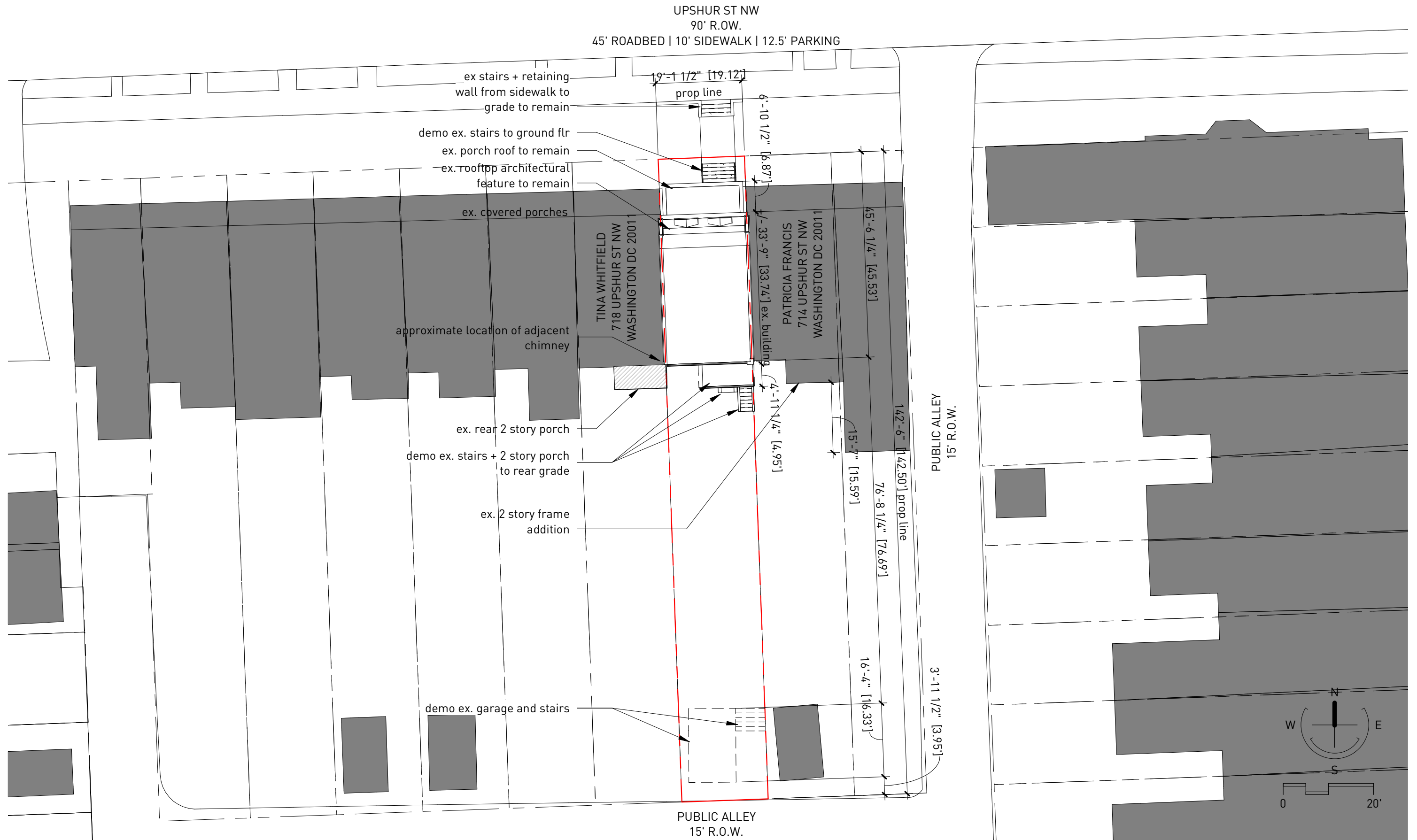
ADDRESS	716 UPSHUR ST NW
SQUARE	3135
LOT	0091
SITE AREA (sf)	2726 SF
ZONE	RF-1
OVERLAY	N/A
HISTORIC DISTRICT	N/A
EXISTING USE:	SINGLE FAMILY ROW DWELLING
PROPOSED USE:	MULTI FAMILY DWELLING

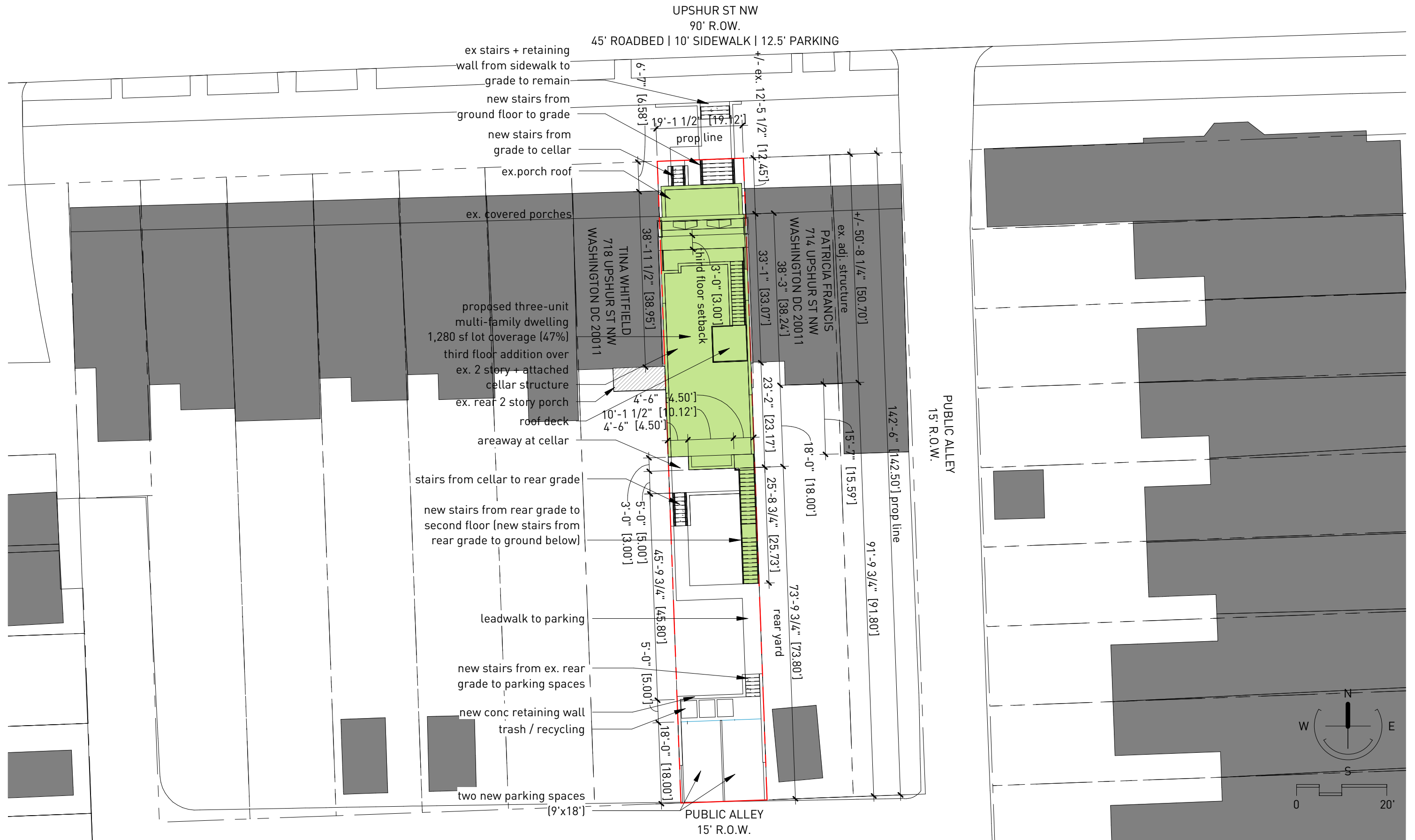
RF-1

	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	E 303.1	+/- 35'	35'	35'
MAX. BUILDING HEIGHT (STORIES)	E 303.1	2	3	3
MIN. LOT AREA (SF)	E 201.1	2,726 SF	1,800 SF	N/C
MIN. LOT WIDTH (FT)	E 304.1	19' 1 1/2"	18	N/C
MAX. FAR		N/A	N/A	N/A
MAX. LOT OCCUPANCY	E 304.1	36%	60%	47% (1,280 SF)
MIN YARD REQ'TS - FRONT (FT)	E 305.1	13' 4 3/4"	AVG. OF EX. ST. WALL	N/C
MIN YARD REQ'TS - REAR (FT)	E 306.1	+/- 97'	20'	73.80'
MIN YARD REQ'TS - SIDE (FT)	E 307.3	N/A	5' [2]	N/A
COURT - OPEN / WIDTH (FT)	E 203.1	N/A	2.5" / 1' Ht, 6' MIN.	N/A
COURT - CLOSED / WIDTH (FT)	E 203.1	N/A	2.5" / 1' Ht, 12' MIN.	N/A
COURT - CLOSED / AREA (SF)	E 203.1	N/A	2(WD ²), >250sf	N/A
PERVIOUS AREA	E 204.1		20%	20% (548 SF)
PARKING (NO. OF SPACES)	C 701.5	1	1 per 2 D.U.	2

NOTES:

1. APPLIES TO ALL STRUCTURES EITHER THAN ROW DWELLING OR FLAT
2. IF PROVIDED

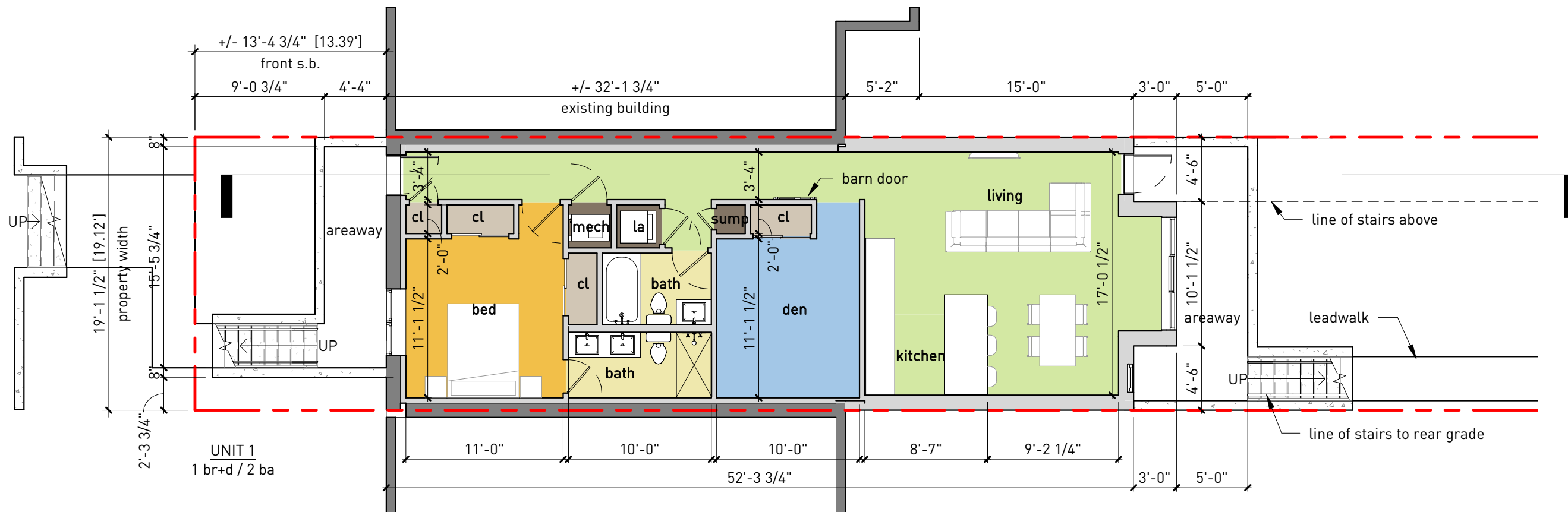


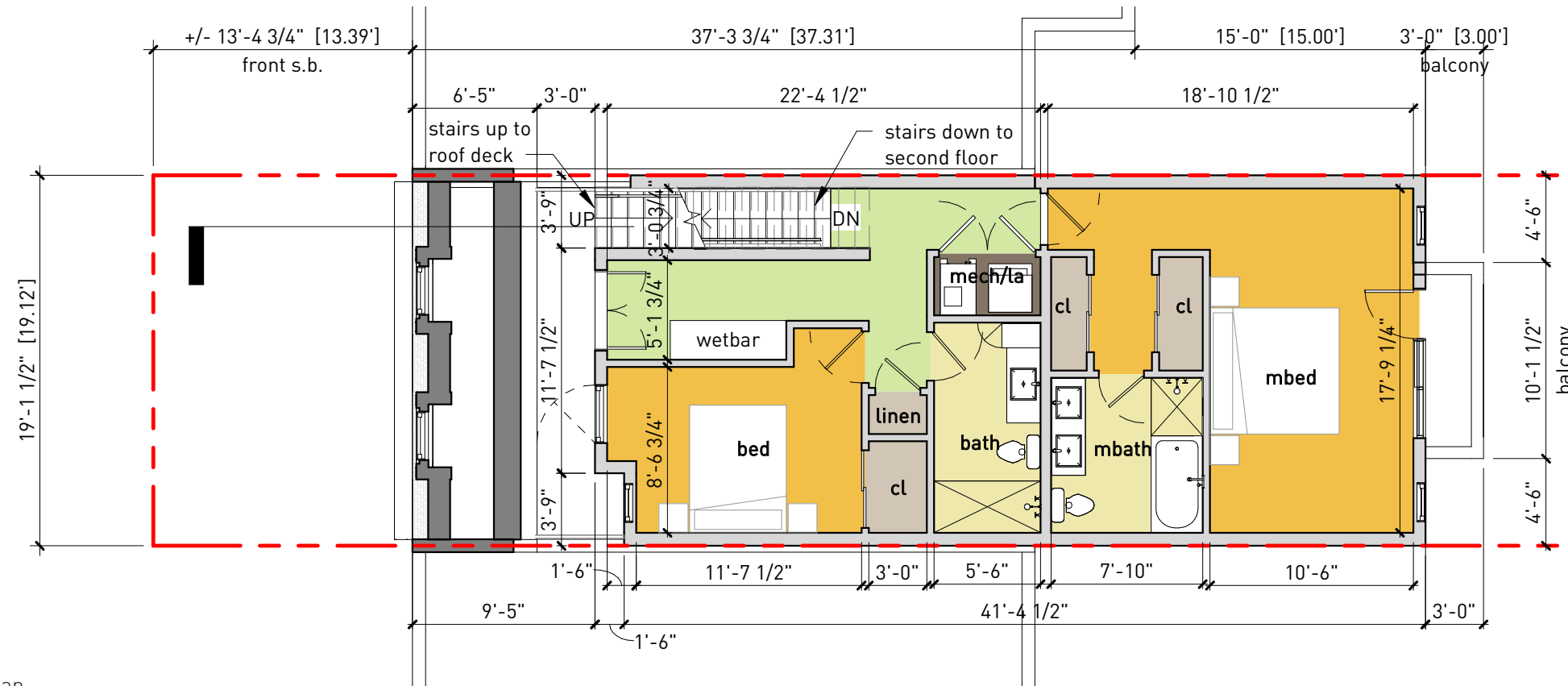




Gross Construction Area	
Level	Area
00 - Cellar	1031 SF
01 - Ground	1030 SF
02 - Second	1030 SF
03 - Third	808 SF
Total Gross Construction	3899 SF

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1030 SF
		1030 SF
Unit 2	01 - Ground	915 SF
		915 SF
Unit 3	01 - Ground	56 SF
	02 - Second	1030 SF
Unit 3	03 - Third	789 SF
		1876 SF

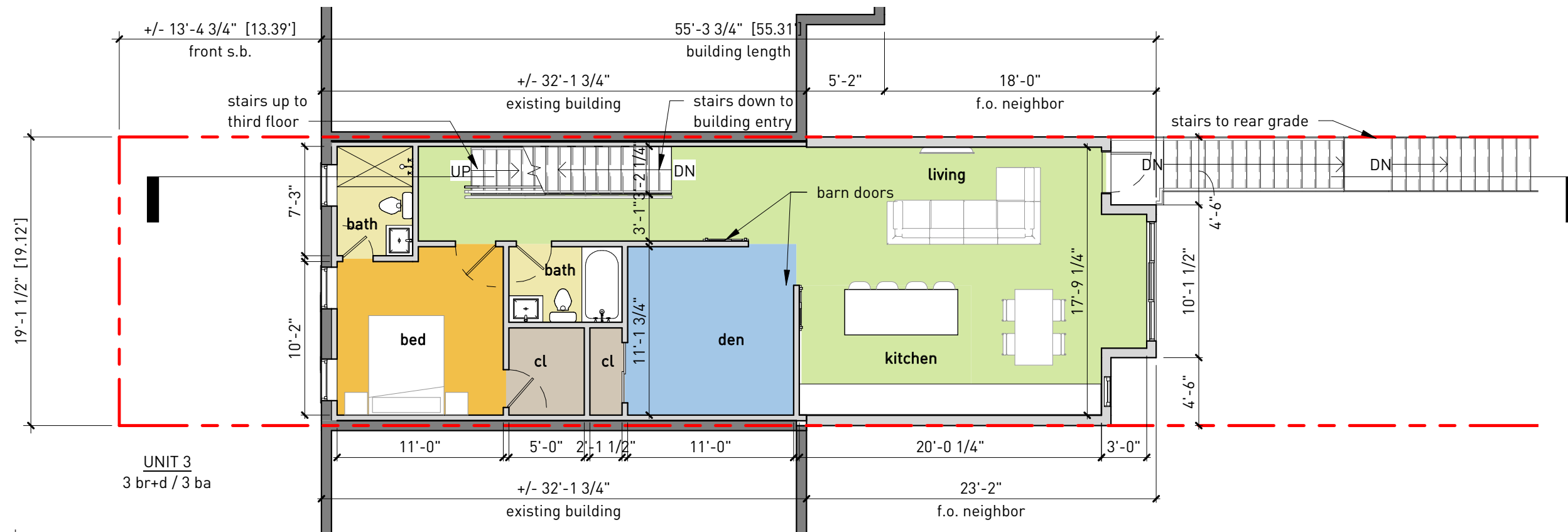




third floor plan

Gross Construction Area	
Level	Area
00 - Cellar	1031 SF
01 - Ground	1030 SF
02 - Second	1030 SF
03 - Third	808 SF
Total Gross Construction	3899 SF

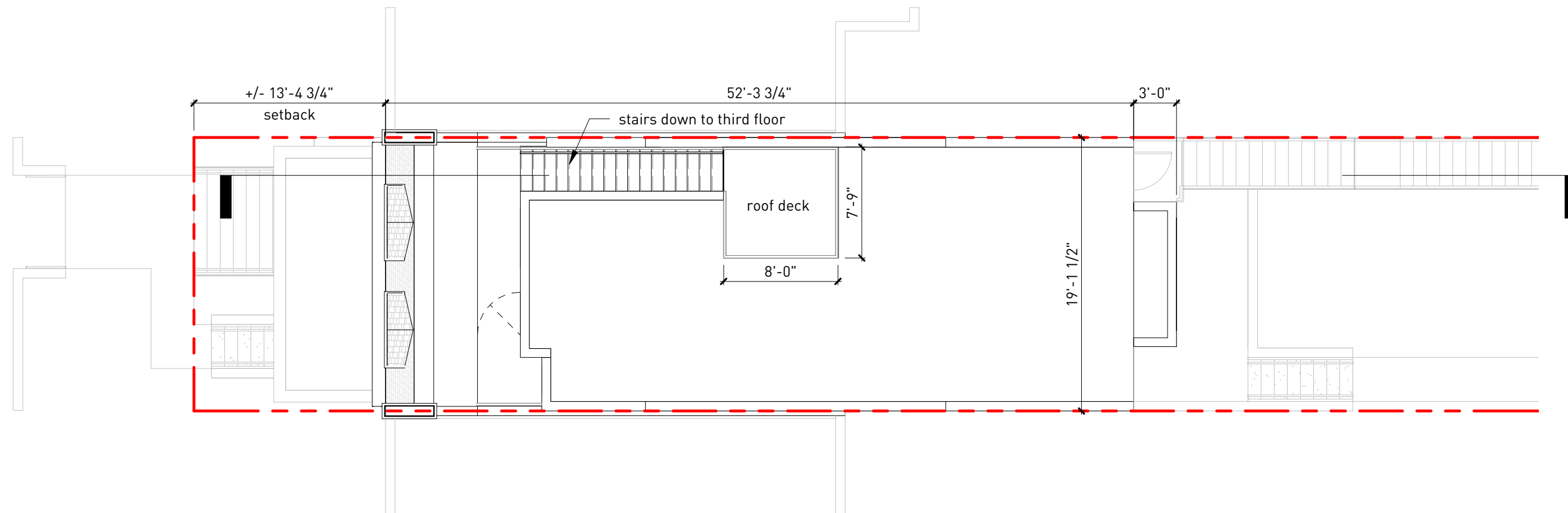
Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1030 SF
		1030 SF
Unit 2	01 - Ground	915 SF
		915 SF
Unit 3	01 - Ground	56 SF
	02 - Second	1030 SF
Unit 3	03 - Third	789 SF
		1876 SF



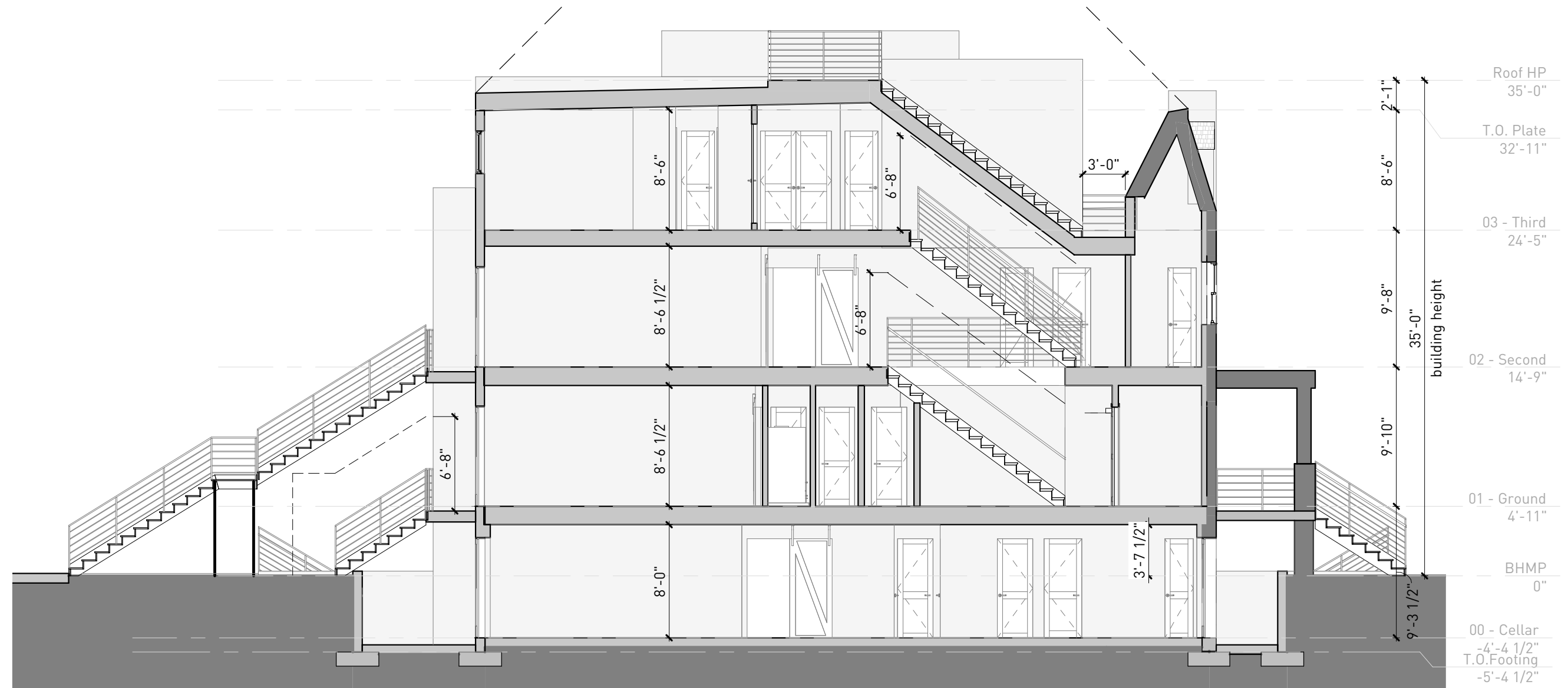
second floor plan

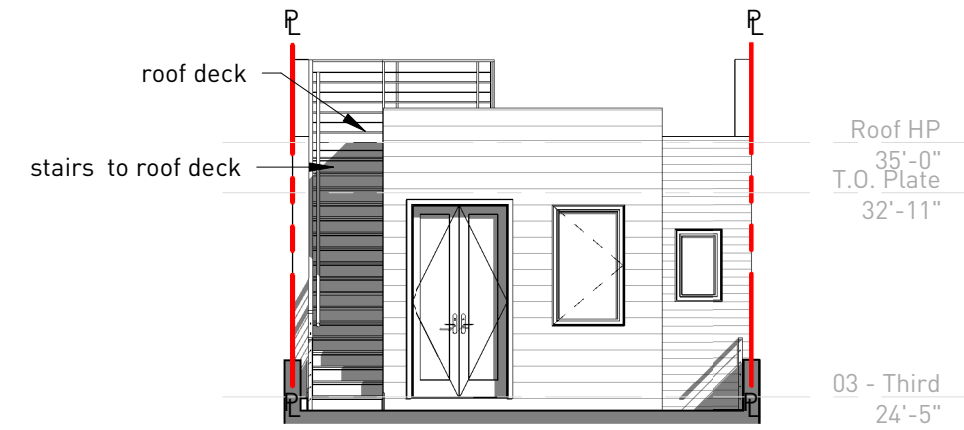
Gross Construction Area	
Level	Area
00 - Cellar	1031 SF
01 - Ground	1030 SF
02 - Second	1030 SF
03 - Third	808 SF
Total Gross Construction	3899 SF

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1030 SF
		1030 SF
Unit 2	01 - Ground	915 SF
		915 SF
Unit 3	01 - Ground	56 SF
	02 - Second	1030 SF
Unit 3	03 - Third	789 SF
		1876 SF



roof plan

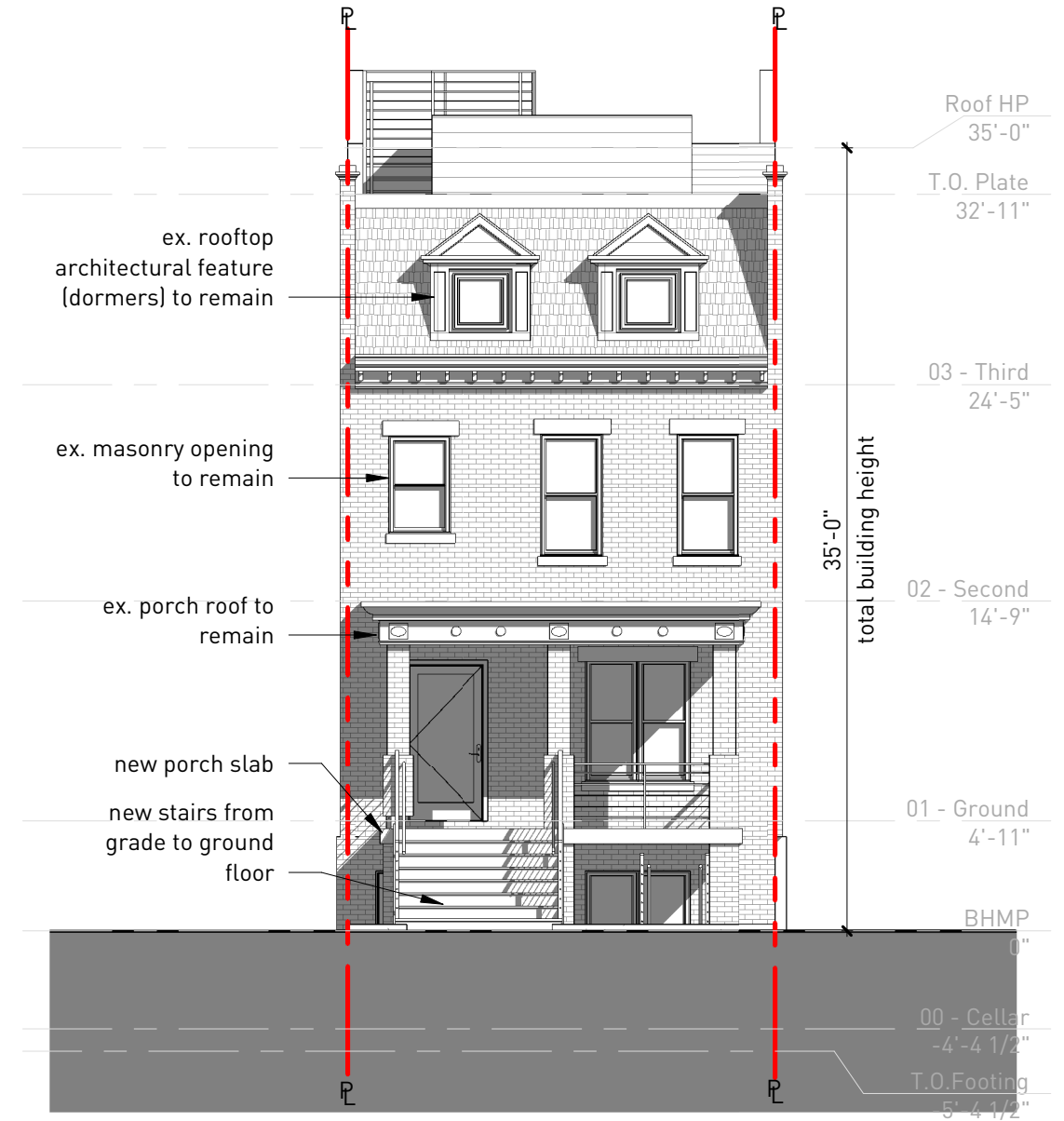




partial third floor elevation (north)



garden elevation (south)

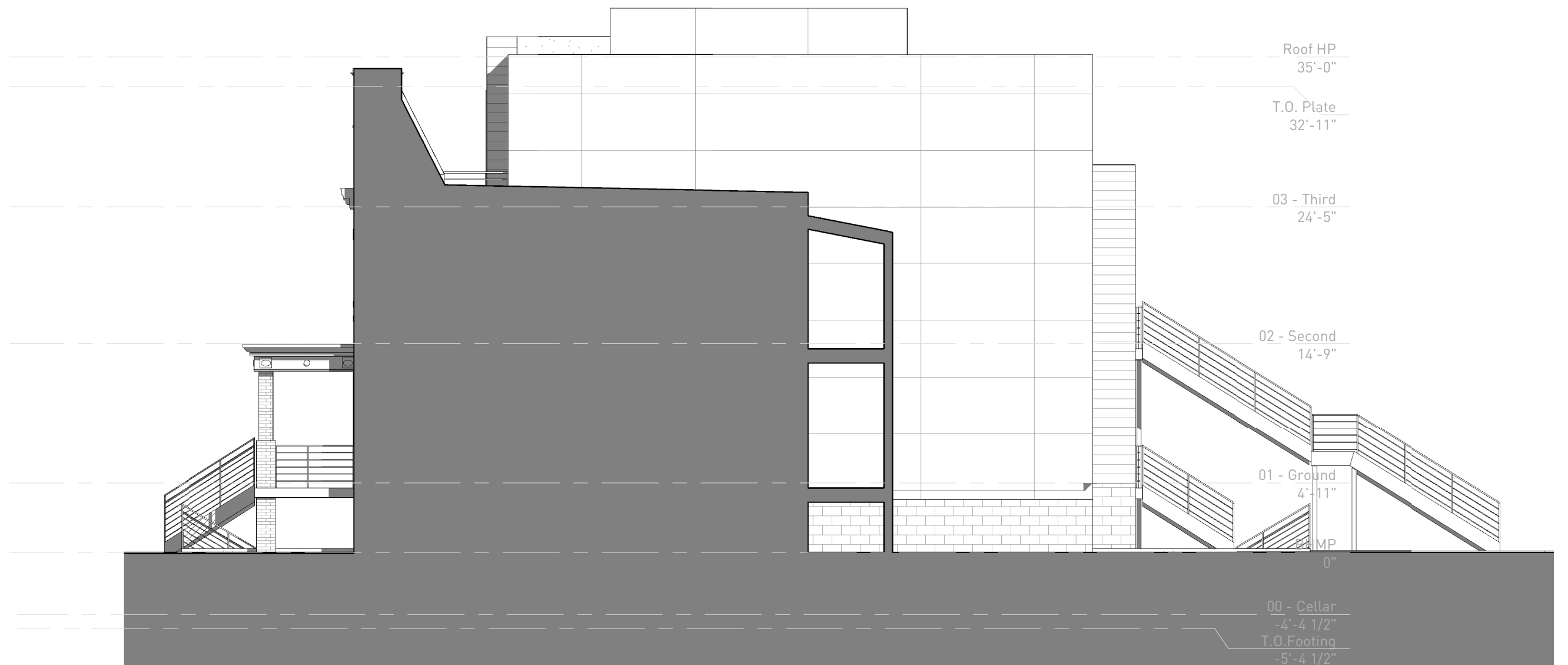


street elevation (north)



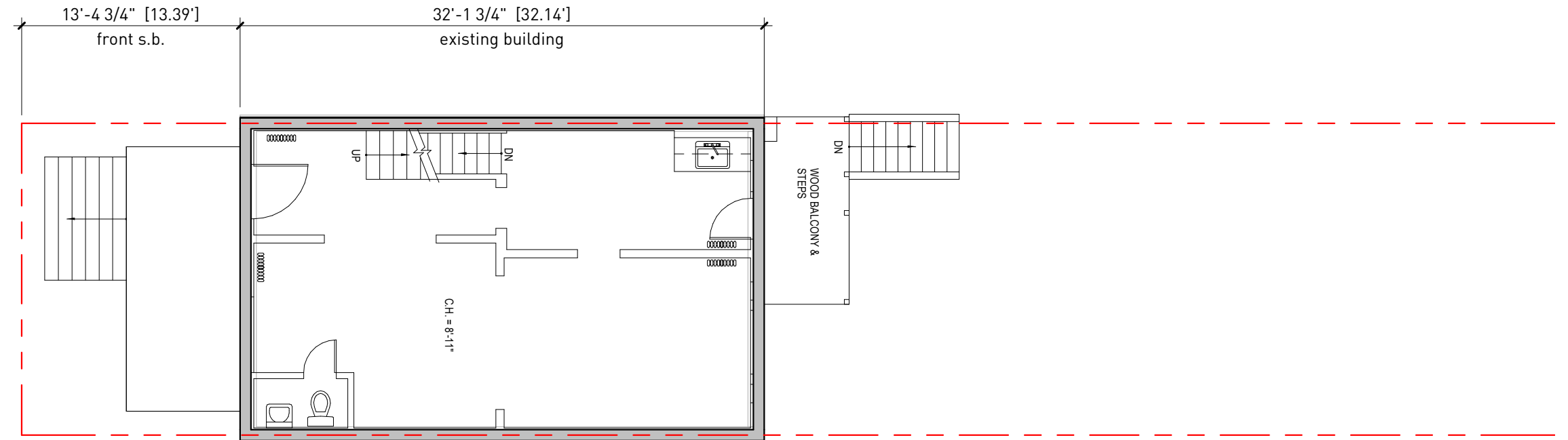
proposed east elevation

1/8" = 1'-0"

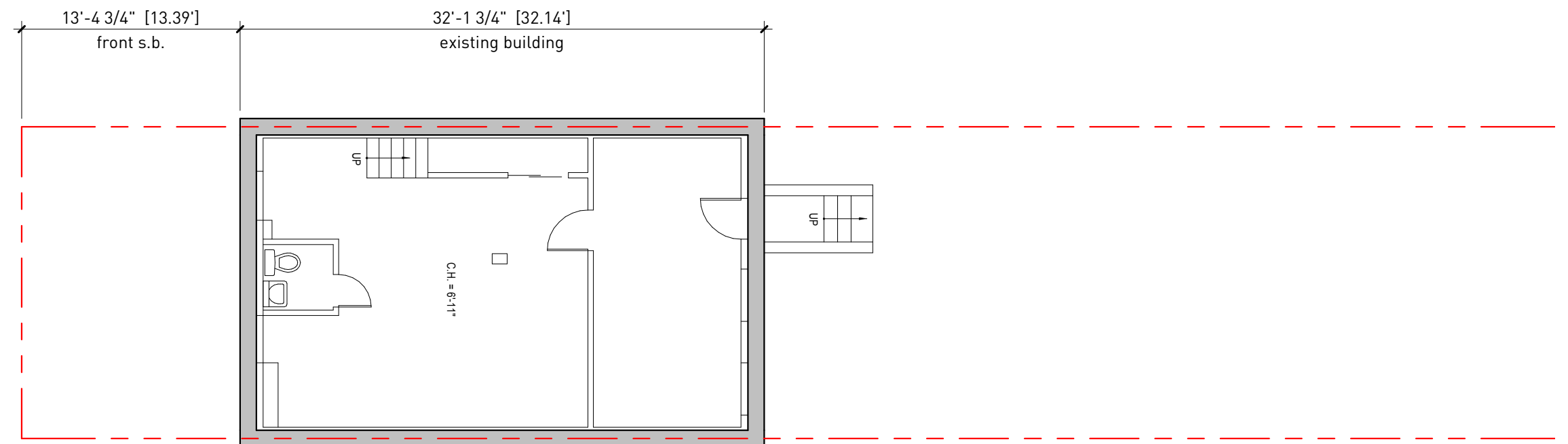


proposed west elevation

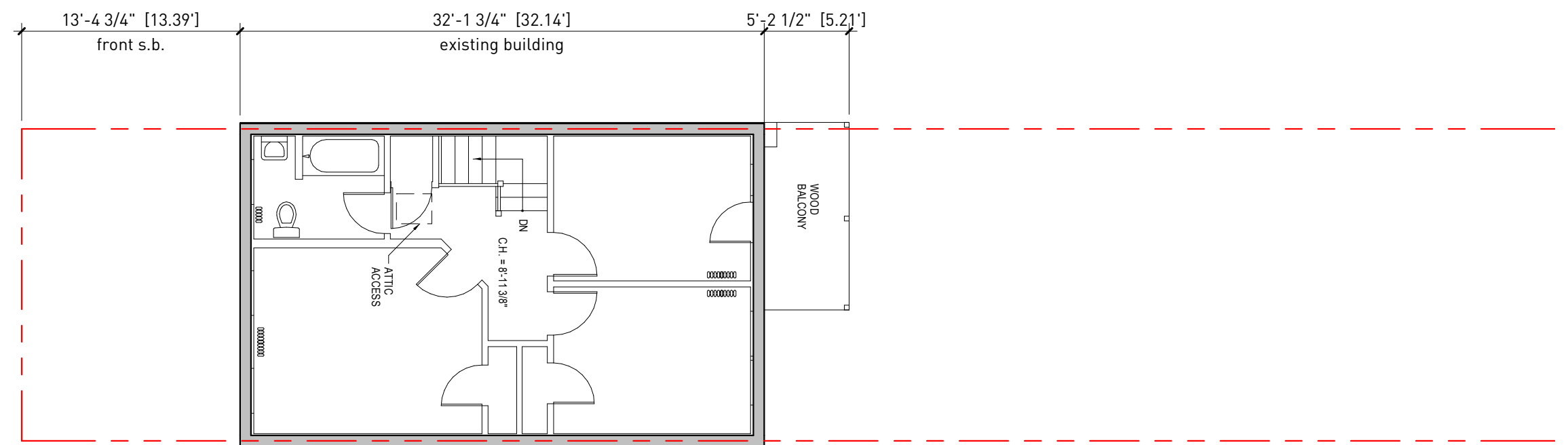
1/8" = 1'-0"



ground floor plan



cellar floor plan



second floor plan

